

ZONING CHANGE REVIEW SHEET

CASE: C14-2015-0063 - Capella Storage

P.C. DATE: July 14, 2015
July 28, 2015.

ADDRESS: 2525 S. I 35 SVRD NB

DISTRICT AREA: 3

OWNER/APPLICANT: Super Success Inc./Mohan Patel

AGENT: Don Pool, Halff Associates

ZONING FROM: GR-NP

TO: CS-NP

AREA: 2.47 acres

SUMMARY STAFF RECOMMENDATION:

Staff recommends general commercial services - conditional overlay - neighborhood plan (CS-CO-NP) combined district zoning. The Applicant supports this recommendation.

COMMISSION RECOMMENDATION:

July 14, 2015: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO JULY 28, 2015 (J. Schissler /J. Stevens) (12-0).*

July 28, 2015: *APPROVED CS-CO-NP DISTRICT ZONING, AS STAFF RECOMMENDED [P. SEEGER; J. SCHISSLER – 2ND] (10-0), WITH THE FOLLOWING ADDITIONAL PROHIBITED USES: ADULT ORIENTED BUSINESSES, BAIL BOND SERVICES, PAWN SHOP SERVICES.*

DEPARTMENT COMMENTS:

The property is located along the eastern northbound frontage road of Interstate Highway 35 South. The property to the north is a multi-family residential project (GR-MU-CO-NP), to the east is a duplex subdivision (SF-3NP), to the south is automotive repair services and a hotel/motel (GR-NP). The site is currently undeveloped and previously had a hotel/motel which has been demolished. Because of the location on the IH-35 frontage road, Commercial Services (CS) is appropriate. Because of the residential properties immediately to the east we recommend restricting the height to forty (40) feet and prohibiting the following uses:

Agricultural sales
Building Maintenance Services
Campground
Commercial Blood Plasma Center
Construction Sales & Services
Drop-Off Recycling Collection Facility
Electronic Prototype Assembly
Electronic Testing
Equipment Repair Services
Equipment Sales
Kennels
Laundry Services
Monument Retail Sales
Vehicle Storage
Veterinary Services

The applicant proposes to construct a convenience storage facility.

ISSUES: Staff has been contacted by adjacent neighbors who have site development concerns regarding massing of the structure, security, noise and lighting. To address these concerns the applicant is agreeable to the following additional Conditional Overlays:

1. Vegetative buffer is required along the east Property border to include native, evergreen trees, 3-3.5 inch caliper or 45 gallon container, planted a maximum of 25 feet apart to screen the structure from view by adjacent single family residential properties.
2. Any retaining walls or detention pond walls visible to the adjacent single family residential properties to the east shall have ivy/vines from the City of Austin's Grow Green list planted and allowed to attach to the walls and cover the walls.
3. An eight (8) feet high perimeter fence shall be constructed and maintained.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR-NP	Vacant
<i>North</i>	GR-MU-CO-NP	Multi-family
<i>South</i>	GR-NP	Auto services and hotel/motel
<i>East</i>	SF3	Single-family (duplex) residential
<i>West</i>	GR-NP	Office

NEIGHBORHOOD PLANNING AREA: East Riverside/Oltorf Combined, Parker Lane
TIA: Applicant is limiting trips to 2000

WATERSHED: Suburban, Country Club Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

East Riverside/Oltorf Contact Team
 Southeast Austin Neighborhood Alliance
 Greater SRCC Neighborhood Planning Team
 South River City Citizens Association
 Real Estate Council of Austin
 Crossing Garden Homeowners Association
 South Central Coalition
 Preservation Austin
 Friends of the Emma Barrientos MACC
 Sierra Club
 SEL Texas

SCHOOLS: Linder Elementary, Fulmore MS, Travis HS

CASE HISTORIES:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-05-0111 - Parker Lane Neighborhood Plan Combining District 2525 S I-35	GR to GR-NP as part of the EROC Neighborhood Plan adoption	6-13-06 – RCMD GR-NP	11-16-06 Approved GR-NP
C14-2010-0191.SH 2501 S I-35	GR-NP to GR-MU- CO - NP	1-25-11 – RCMD GR-MU-CO-NP	2-17-11 - Approved - GR-MU-CO-NP
C14-05-0111 - Parker Lane Neighborhood Plan Combining District 2607 S I-35	GR to GR-NP as part of the EROC Neighborhood Plan adoption	6-13-06 – RCMD GR-NP	11-16-06 -Approved GR-NP

RELATED CASES: The subject property is within the boundaries of the East Riverside / Oltorf Combined Neighborhood Plan (Parker Lane) Neighborhood Planning Area and is designated as Commercial on the adopted Future Land Use Map (NP-05-0021). The -NP combining district was appended to the existing GR base district (C14-05-0111 – Ordinance No. 20061116-056).

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
IH 35	343 ft.	Service Road is 35 ft.	Arterial	Yes	Yes, Shared Lane, Route 421.14	No, route 331 runs on E. Oltorf which is .3 miles.

CITY COUNCIL DATE: August 13, 2015

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Andrew Moore

PHONE: 512-974-7604

EMAIL: andrew.moore@austintexas.gov

STAFF RECOMMENDATION

Recommend CS-CO-NP Height restricted to 40 feet, with the following uses prohibited:

Agricultural sales
Building Maintenance Services
Campground
Commercial Blood Plasma Center
Construction Sales & Services
Drop-Off Recycling Collection Facility
Electronic Prototype Assembly
Electronic Testing
Equipment Repair Services
Equipment Sales
Kennels
Laundry Services
Monument Retail Sales
Vehicle Storage
Veterinary Services

BASIS FOR RECOMMENDATION

The property is located along the eastern frontage road of Interstate Highway 35. The property to the north is a multi-family residential project (GR-MU-CO-NP), to the east is a duplex subdivision (SF-3NP), to the south is automotive repair services and a hotel/motel (GR-NP), to the west across I-35 is office (GR-NP). The site is currently undeveloped and previously had a hotel/motel which has been demolished. Because of the location on the IH-35 frontage road, Commercial Services (CS) is appropriate. Because of the residential properties immediately to the east we recommend restricting the height to forty (40) feet and prohibiting uses.

EXISTING CONDITIONS***Site Characteristics***

This zoning case is located on the east side of the IH 35 Service Road and is situated on a vacant parcel that is approximately 2.47 acres in size. This project is also located within boundaries of the E. Riverside/Oltorf Combined Neighborhood Planning Area, in the Parker Lane Neighborhood Planning Area. Surrounding land uses includes a multi-family, SRO to the north, an auto service/detail shop to the south, single family housing to the east, and on the west side of IH-35 is office. The proposed use for this property is a storage facility.

East Riverside/Oltorf Combined Neighborhood Plan (EROCNP)

The EROCNF Future Land Use Map (FLUM) classifies this portion of IH-35 '**Commercial**' which is intended for retail sales, services, motels/hotels, and all recreational services that are predominately privately owned and operated for profit. This FLUM category is intended to encourage employment centers, commercial activities, and other non-residential development. Zones GR and CS are permitted under the Commercial FLUM category. The following EROCNF text, goals, objectives and actions are relevant to this case:

The Advisory Committee believes that the following planning principles and guidelines be applied to all proposed development and redevelopment within the East Riverside/Oltorf Combined Neighborhood Planning Area. (p 26)

- "*First, do no harm*", i.e. *no rezoning for rezoning's sake*. A zoning change affects the property owner, adjacent properties and property owners, and the City. Any change in zoning should be able to demonstrate the benefits of the change to the community.

- Preserve single-family homes and the character and assets of our traditional neighborhoods. Protect them from further encroachment from non-compatible and/or higher intensity uses by always providing a buffer equal to or greater than the existing buffer. (p 27)

Goal 1: Preserve and enhance the character of the existing residential neighborhoods. (p 28)

Obj 1.1 Minimize the negative effects between differing intensities of uses by:

R5 - Requiring strict adherence to Compatibility Standards (NPZD).

R6 - Encouraging City Council to modify the Land Development Code to require compatibility standards between residential uses (including multifamily) and all office and commercial uses, and require a vegetative buffer of 25 feet with the setback (p 28)

Goal 3: Improve the appearance, vitality and safety of existing commercial corridors and community amenities and encourage quality urban design and form that ensures adequate transition between commercial properties and adjacent residential neighborhoods. (p 31)

Goal 4: Encourage a balanced mix of residential, civic, commercial, office and other land uses without adversely affecting adjacent residential neighborhoods. (p 33)

Based on the text and policies above, this project appears to be consistent with the EROCNP as long as applicable buffers and compatibility standards are followed. This property is also accessible to pedestrians and bicyclists via a public sidewalk along the frontage road.

Imagine Austin

Based on the comparative scale of the site relative to nearby commercial uses located along IH-35, as well as the site not being located along an Activity Corridor or within an Activity Center, this case falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on the proposed rezoning.

Impervious Cover

1. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

Note: The most restrictive impervious cover limit applies.

Comprehensive Planning

Imagine Austin

Based on the comparative scale of the site relative to nearby commercial uses located along IH-35, as well as the site not being located along an Activity Corridor or within an Activity Center, this case falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on the proposed rezoning.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Country Club West Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

Transportation

A traffic impact analysis was not required for this case because the traffic generated by the proposed development does not exceed the threshold of 2,000 vehicle trips per day [LDC, 25-6-113].

The Austin Metropolitan Area Transportation Plan calls for a total of 400 feet of right-of-way for IH 35. TxDOT may request the reservation of additional right-of-way in accordance with the Transportation Plan when the site is redeveloped [LDC, Sec. 25-6-51 and 25-6-55].

Additional right-of-way maybe required at the time of subdivision and/or site plan.

During the site plan stage, Nadia Barrera, Urban Trails, Public Works Department and Nathan Wilkes, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, a wide curb is recommended along IH 35.

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Storm Water Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in storm water runoff will be mitigated through on-site storm water detention ponds, or participation in the City of Austin Regional Storm water Management Program if available.

Site Plan and Compatibility Standards

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted. This site is along the frontage road of IH 35, which is a Highway.

This site is within the East Riverside/Oltorf Combined Neighborhood Plan.

The site is subject to compatibility standards. Along the east property line, the following standards apply:

- a. No structure may be built within 25 feet of the property line.

- b. No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- c. No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- d. No parking or driveways are allowed within 25 feet of the property line.
- e. A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

Additional design regulations will be enforced at the time a site plan is submitted.



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

ZONING

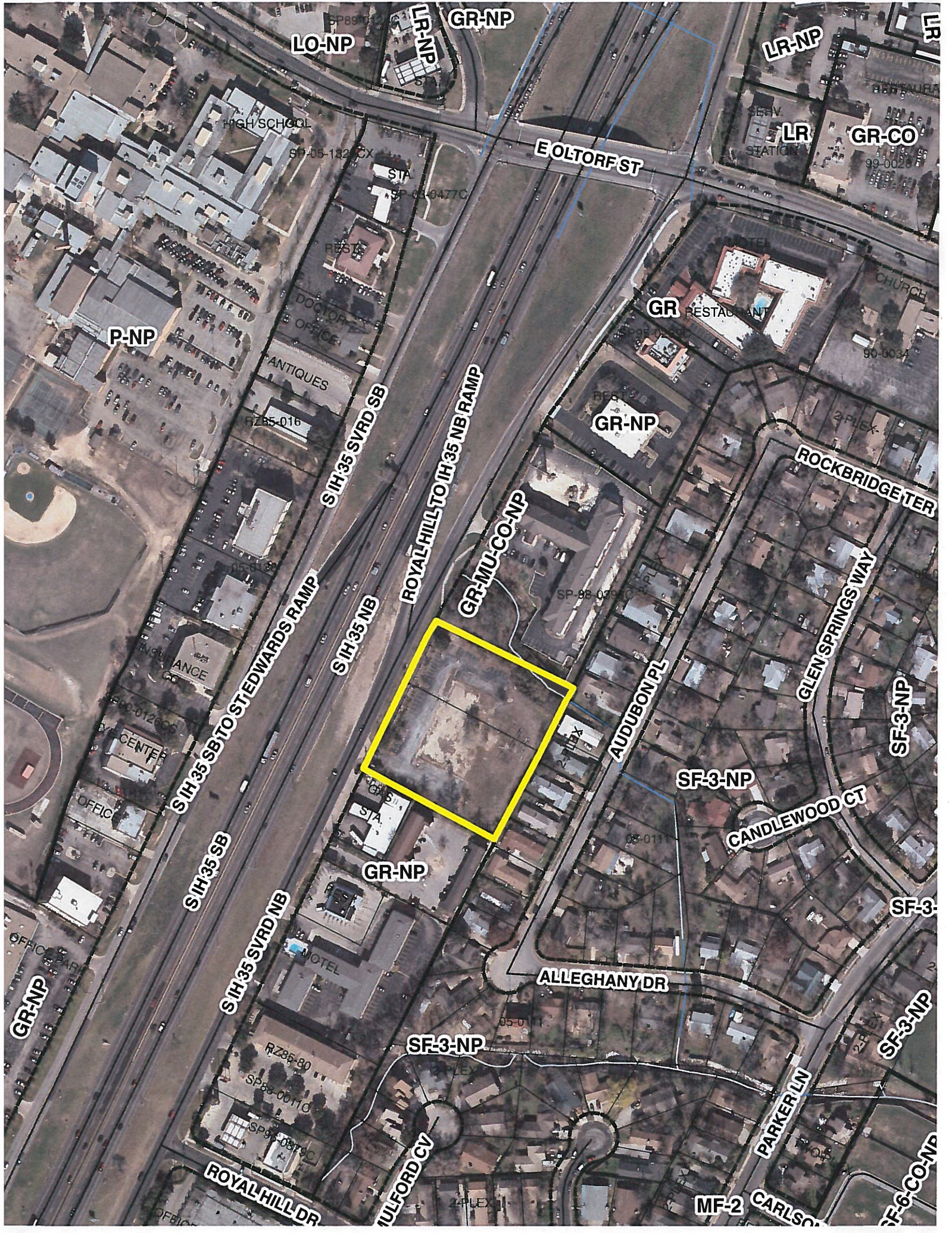
Zoning Case: C14-2015-0063

1" = 200'

This product is for informational purposes and may not have been prepared for or be suitable for engineering, or surveying purposes. It does not represent an on-the-ground survey and represents approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





LO-NP

GR-NP

LR-NP

GR-CO

E OLTORF ST

P-NP

GR

GR-NP

GR-MU-CO-NP

ROCKBRIDGE TER

S IH 35 SB TO STEDWARDS RAMP

S IH 35 NB

ROYAL HILL TO IH 35 NB RAMP

AUDUBON PL

GLEN SPRINGS WAY

SF-3-NP

SF-3-NP

CANDLEWOOD CT

SF-3

ALLEGHANY DR

SF-3-NP

SF-3-NP

PARKER LN

MF-2

CARLSON

ROYAL HILL DR

TULFORD CV

SF-6-CO-NP

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2015-0063

Contact: Andrew Moore, 512-974-7604

Public Hearing: Jul 14, 2015, Planning Commission

Barbara L. Wilson

Your Name (please print)

25044+B Appleton Pl.

Your address(es) affected by this application

Barbara L. Wilson

Signature

7/7/15

Date

Daytime Telephone:

512-289-0344

Comments:

☐ I am in favor
☒ I object

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810

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Contact: Andrew Moore, 512-974-7604

Public Hearing: Jul 14, 2015, Planning Commission

Your Name (please print)

MORAN PATRICK

☒ I am in favor
☐ I object

Your address(es) affected by this application

2711 IH 35 St Austin, TX 7/9/15

Signature

Date

Daytime Telephone: 512-507-0735

Comments:

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2015-0063
Contact: Andrew Moore, 512-974-7604
Public Hearing: Jul 14, 2015, Planning Commission

James Allen

Your Name (please print) *James Allen*
2909 Audubon Pl, Austin, TX
2406 Audubon Pl, Austin, TX

Your address(es) affected by this application

James Allen

7/17/15

Daytime Telephone: *512-589-7627*

Comments: _____

☐ I am in favor
☐ I object

If you use this form to comment, it may be returned to:
City of Austin

Planning & Zoning Department
Andrew Moore
P. O. Box 1088
Austin, TX 78767-8810